

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00856	Your Ref:	APP/16/00568
EH Case Officer Extn:	44 6666	Date:	23 June 2016
DC Case Officer:	Heather Lealan		
DC Case Officer Extn:	44 6523		
Application Number:	APP/16/00568		
Site Address:	117 Elm Grove, Hayling Island, PO119ED		
Proposed Development:	Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road.		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

I have read through the documentation provided by the applicant and have no objection in principle to the development.

The acoustic report submitted for the proposed transformer sub-station unit gives a figure of 30 - 35 dBL_{A90} for existing background noise level at night. It is not clear whether this level is for the surrounding area as a whole, St Mary's Road or Elm Grove, or from what measurements these approximate figures are deduced. I would further query the positioning of the proposed unit next to the closest residential property adjacent to this site, if there is the potential for tonal noise. Is it not more feasible to locate it next to the existing council car park for instance? I would ask that clarification be provided with regard to the abovementioned queries / observations.

I would also ask that the following conditions and informatives be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L_{Aeq}, 16 hour and at night (23:00 to 07:00) 30 dB L_{Aeq}, 8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

Condition 2:

Any proposal relating to the installation of potential noise generating plant / equipment such as air source heat pumps, mechanical ventilation systems, airconditioning units and the like, shall be agreed and approved in writing by the Local Planning Authority prior to any development taking place.

Reason: in the interests of protecting the occupants of nearby residential properties from noise and vibration nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed the principle of No Observable Effect Level (NOEL), when measured according to British Standard BS4142-2014.

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

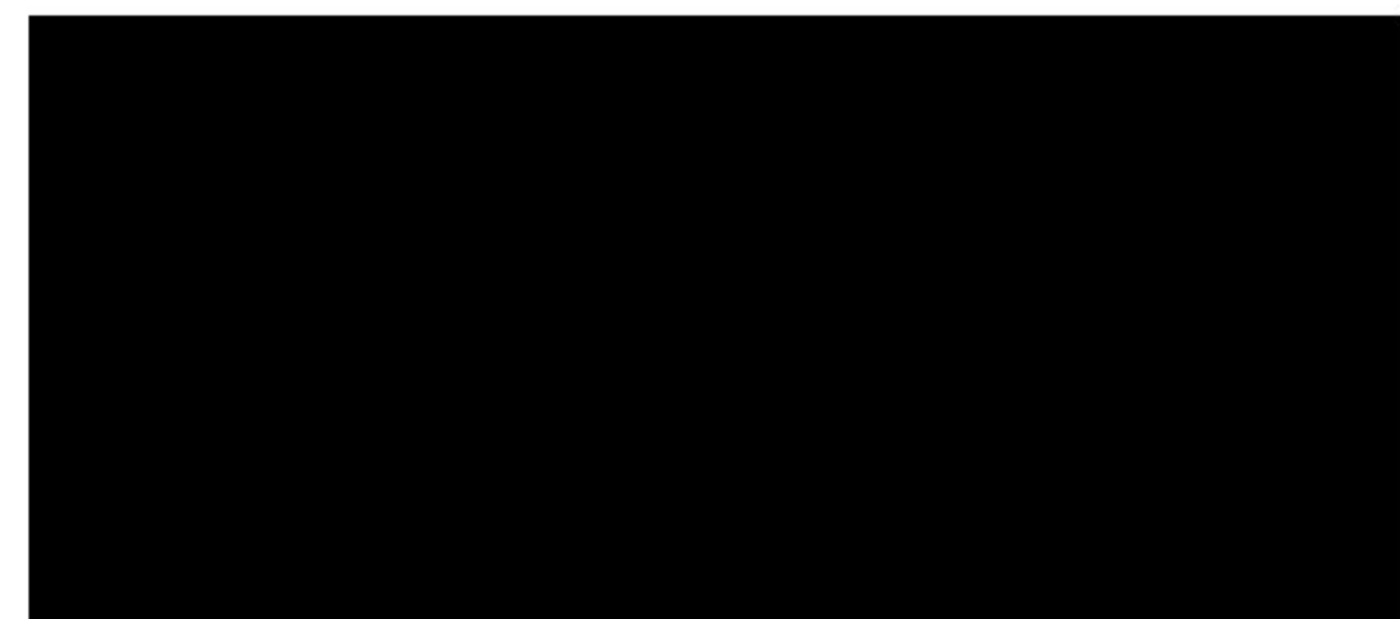
This is in order to protect the occupants of nearby residential properties from dust pollution.

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Please contact me should you require any clarification of any of the above items.



M. Moss

Regulatory Officer, Environmental Health